

32-61-9

RK 7642 PG 247

TRANSFER
TAX
PAID

WARRANTY DEED
(Joint Tenancy - Statutory Short Form)
034547

JoAnn S. McDermott, whose mailing address is 407 Evergreen Drive, Waterville, Maine 04901 for consideration paid, grants to **Herbert F. Oliver** and **Regina L. Oliver**, whose mailing address is 369 Belgrade Road, Oakland, Maine 04963, as Joint Tenants with **Warranty Covenants**, the real estate described as follows:

The real property in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

The unit known and designated as Unit #24 in Ridgewood Commons Condominium, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plats by A.E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominiums" filed in the Kennebec County Registry of Deeds in Plan File #E-86032. Specific reference is made to the Ridgewood Commons Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine which Declaration is dated March 4, 1986 and recorded in said Registry of Deeds in Book 2919, Page 320, together with the following Amendments which are incorporated by reference herein:

Amendment to Declaration dated June 30, 1986 and recorded in the Kennebec County Registry of Deeds in Book 2996, Page 275;

Amendment to Declaration dated September 4, 1986 and recorded in the Kennebec County Registry of Deeds in Book 3018, Page 195; and

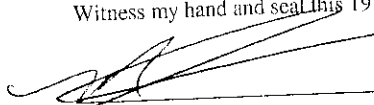
Amendment to Declaration dated October 14, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3251, Page 27.

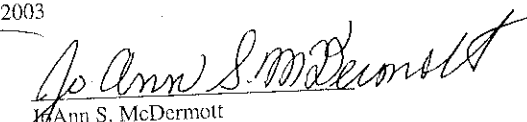
The aforesaid Plats are Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan files E-86033, E-86034 and E-86035.

Any and all rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easement contained or referred to in the above referenced Declaration.

BEING the same premises conveyed by Mark C. Picurro to JoAnn S. McDermott by deed dated May 10, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6200, Page 337.

Witness my hand and seal this 19th day of September, 2003


Witness


JoAnn S. McDermott

M. Phillips

32-61-9

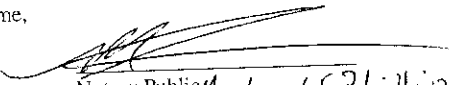
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State of Maine
Kennebec, ss.

September 19, 2003

Personally appeared the above named JoAnn S. McDermott and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public Michael F. Phillip Jr

RECEIVED KENNEBEC SS.

2003 SEP 22 AM 9:00

ATTEST: 
NOTARY OF DEEDS